

Duplex (2 Units, Any Combination) **RESIDENTIAL**

**4636 RISHELL CT**  
CONCORD, CA 94521



**5**  
BEDS

**3**  
BATHS

**2,225 ft²**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1972**  
YEAR BUILT

**1**  
STORIES

**13**  
ROOMS

**2**  
PARKING

**VALUATION**

Last Sale **\$525,000 · Sep 2, 2014**

**TAX & ASSESSMENT**

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$8,873 (2025)</b> |
| Assessed Value    | <b>\$643,578</b>      |
| Previous Assessed | <b>\$630,959</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | CONTRA COSTA                      |
| Lot (acres)   | 0.14                              |
| Heating       | Central                           |
| Garage        | Garage, Attached                  |
| Pool          | No                                |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 44<br>WILDFIRE | 43<br>HEAT | 36<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Aug 26, 2014 | Resale | Grant Deed | \$525,000 | \$236  | \$165K |
| Dec 12, 2000 | Resale | Grant Deed | \$300,000 | \$135  | \$270K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Mountain View Elementary School | Elementary | KG–5   | 0.5 mi   |
| El Dorado Middle School         | Middle     | 6–8    | 1.0 mi   |
| Concord High School             | High       | 9–12   | 1.0 mi   |

District: Mount Diablo Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 94521

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>96</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>43,000</b><br>POPULATION | <b>\$122K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|